153.0	0007	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,600 /	757,600
					USE VALUE:	757,600 /	757,600
					ASSESSED:	757,600 /	757,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		BELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RATINER STEVEN E/ TRUSTEE
Owner 2:	STEVEN E RATINER REVOCABLE TR
Owner 3:	
Street 1:	33 BELLINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RATINER STEVEN E--ETAL -
Owner 2:	LEIBOLD KAREN M -
Street 1:	33 BELLINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1598 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	301,600		456,000	757,600
Total Card	0.115	301,600		456,000	757,600
Total Parcel	0.115	301,600		456,000	757,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.09 | /Parcel: 474.0

Legal Description

User Acct 102105

GIS Ref

GIS Ref

Insp Date 12/01/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,700	0	5,000.	456,000	757,700	757,700	Year End Roll	12/18/2019
2019	101	FV	237,700	0	5,000.	427,500	665,200	665,200	Year End Roll	1/3/2019
2018	101	FV	237,700	0	5,000.	353,400	591,100	591,100	Year End Roll	12/20/2017
2017	101	FV	237,700	0	5,000.	324,900	562,600	562,600	Year End Roll	1/3/2017
2016	101	FV	237,700	0	5,000.	296,400	534,100	534,100	Year End	1/4/2016
2015	101	FV	224,400	0	5,000.	290,700	515,100	515,100	Year End Roll	12/11/2014
2014	101	FV	224,400	0	5,000.	270,200	494,600	494,600	Year End Roll	12/16/2013
2013	101	FV	224,400	0	5,000.	257,100	481,500	481,500		12/13/2012

!12051!

PRINT

Date	Time
12/11/20	02:10:12

LAST REV

Date	Time
01/16/20	10:07:41
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12051

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RATINER STEVEN	73771-191	1	12/5/2019	Convenience	10	No	No		
	17724-305		12/1/1986		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	102105
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2014	1070	Solar Pa	9,500		8/28/2014			Install 24 solar p
7/15/2014	823	Heat App	7,000					
6/19/2014	697	Solar Pa	3,000					
8/12/2010	994	Manual	5,480					FRONT STEPS
9/17/2001	658	Redo Kit	38,000	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2014	External Ins	PC	PHIL C
12/1/2008	Meas/Inspect	163	PATRIOT
11/22/1999	Meas/Inspect	264	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30707121
Const Adj.:	0.98000199
Adj $ / SQ:	166.521
Other Features:	78000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409784
Depreciation:	108183
Depreciated Total:	301601

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

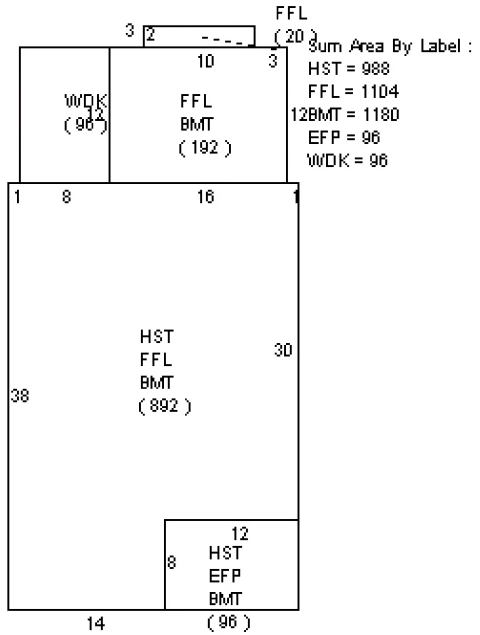
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.52
Special Features:	0	Val/Su Net:	101.55
Final Total:	301600	Val/Su SzAd	188.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,180	49.960	58,949
FFL	First Floor	1,104	166.520	183,839
HST	Half Story	494	166.520	82,261
EFP	Enclos Porch	96	54.470	5,229
WDK	Deck	96	15.680	1,505

Net Sketched Area:	2,970			Total:	331,783
Size Ad	1598	Gross Are	3464	FinArea	1598

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	